

In Re:	Case No.:	<u>13-22607/ABA</u>
James Buck	Chapter:	<u>7</u>
	Judge:	<u>Andrew B. Altenburg, Jr.</u>

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**NOTICE OF PROPOSED COMPROMISE or SETTLEMENT OF CONTROVERSY**

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Joseph D. Marchand, Esquire, Trustee, in this case proposes a compromise, or to settle a claim and/or action as described below. If you object to the settlement or compromise, you must file a written objection with the Clerk of the United States Bankruptcy Court, and serve it on the person named below not later 7 days before the hearing date.

**Address of the Clerk:** Clerk of the United States Bankruptcy Court  
U.S. Post Office & Court House  
PO Box 2067, 401 Market Street  
Camden, NJ 08101-2067

If an objection is filed, a hearing will be held before the Honorable Andrew B. Altenburg, Jr. on November 8, 2016 at 10:00 a.m. at the United States Bankruptcy Court, courtroom no. 4B, 400 Cooper Street, 4th Floor, Camden, NJ (hearing to be scheduled for at least 28 days from the date of the filing of the notice). If no objection is filed the clerk will enter a *Certification of No Objection* and the settlement may be completed as proposed.

**Nature of action:** The Trustee proposes to settle with Carol A. Buck in an Adversary Proceeding captioned **Joseph D. Marchand, Trustee v. Carol A. Buck, Adv. No. 16-01694/ABA**, in lieu of the Trustee pursuing the Complaint that was filed under 11 U.S.C. Section 363 (b), (c), (f) and/or (h) Complaint to sell jointly owned real estate at 1913 Lillian Drive, Williamstown, NJ, parties have decided to settle as stated below.

**Pertinent terms of settlement:** Trustee is empowered under 11 U.S.C. Section 363(b), (c), and (f), and 11 U.S.C. Section 363(h), to sell the jointly owned real estate free and clear of all liens and interest of the co-owner, with valid proven liens to attach to the sale. Trustee will solely execute any and all documents to effectuate the sale.

conferring with the Co-owner, but shall be governed by and subject to the Trustee's business judgment. Property to be sold "As Is".

The real estate shall be listed with Weichert Realtors-Medford, NJ, Carlo Vitulano, Agent.

The division of funds from any sale is outlined in the filed Stipulation of Settlement.

Additional terms with reference to the accounting of funds to be provided by the Defendants, access to property, and disbursements to be made from any successful settlement, are contained in the filed Stipulation of Settlement executed by the parties.

Settlement is subject to there being no successful objection to the Notice of Settlement of Controversy filed by the Trustee and noticed by the Clerk's Office. Any dispute to be resolved by the United States Bankruptcy Court, Camden Vicinage, where this bankruptcy is currently docketed.

The Trustee reserves the right to abandon the real estate if for some reason it is not economically feasible to market same. This Settlement Agreement would then be null and void since the property would no longer be property of the Bankruptcy Estate.

Trustee and Attorney for Trustee reserve all rights under Section 506(c) to make application for costs, expenses, and fees.

Objections must be served on, and requests for additional information directed to:

Name: /s/ Joseph D. Marchand, Esquire, Trustee

Address: 117-119 West Broad Street, P.O. Box 298, Bridgeton, NJ 08302

Telephone No.: (856) 451-7600

## Imaged Certificate of Notice Page 3 of 4

United States Bankruptcy Court  
District of New JerseyIn re:  
James A Buck  
DebtorCase No. 13-22607-ABA  
Chapter 7**CERTIFICATE OF NOTICE**

District/off: 0312-1

User: admin  
Form ID: pdf905Page 1 of 2  
Total Noticed: 30

Date Rcvd: Oct 12, 2016

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Oct 14, 2016.

db +James A Buck, 317 Holly Ave, Woodbury Heights, NJ 08097-1116  
 cr +Banco Popular North America, 9600 W. Bryn Mawr, Rosemont, IL 60018-5221  
 cr +Carol Buck, 13 Turtle Creek Drive, Mullica Hill, NJ 08062-2808  
 cr +Toyota Motor Credit Corp, c/o Buckley Madole PC, 99 Wood Ave South #803,  
 Iselin, NJ 08830-2713  
 r +Weichert Realtors - Medford, 107 Taunton Road, Medford, NJ 08055-3475  
 514163153 Allied Interstate, PO Box 631474, Columbus, OH 43236  
 513991075 American Express, PO Box 1270, Newark, NJ 07101-1270  
 514245252 American Express Bank, FSB, c/o Becket and Lee LLP, POB 3001, Malvern, PA 19355-0701  
 513991076 +BAC Home Loans, 450 American Street, #SV416, Simi Valley, CA 93065-6285  
 513991077 +Banco Popular North America, 9600 W. Bryn Mawr, Des Plaines, IL 60018-5221  
 516113060 ERC/T-Mobile, PO BOX 23870, Jacksonville FL 32241-3870  
 514163152 +Emergency Care Services of NJ, c/o HRRG, PO Box 5406, Cincinnati OH 45273-0001  
 516201802 ++FOCUS RECEIVABLES MANAGEMENT LLC, 1130 NORTHCHASE PARKWAY STE 150, MARIETTA GA 30067-6429  
 (address filed with court: Focus Receivables Management, LLC, 1130 Northchase Pkwy,  
 Marletta, GA 30067)  
 513991079 +Gloucester County Surigical, 163 Bridgeton Pike, Mullica Hill, NJ 08062-2669  
 516182537 +MRS Associates, 1930 Olney, Cherry Hill, NJ 08003-2016  
 513991080 +Meadowview Landscaping, LLC, c/o Ronald MacFarland, Esq., 1778 Route 47, PO Box 542,  
 Woodbine, NJ 08270-0542  
 514163148 ++NATIONSTAR MORTGAGE LLC, PO BOX 619096, DALLAS TX 75261-9096  
 (address filed with court: NationStar Mortgage, PO Box 630267, Irving, TX 75063)  
 514273500 +Popular Community Bank f/k/a Banco Popular, Rosner Nocera and Ragone LLP, 61 Broadway,  
 Suite 1900, New York NY 10006-2706  
 514163151 Rosner Nocera & Ragone, LLP, 61 Broadway, Ste. 1900, New York, NY 10006-2706  
 514200476 ++STATE OF NEW JERSEY, DIVISION OF TAXATION BANKRUPTCY UNIT, PO BOX 245,  
 TRENTON NJ 08646-0245  
 (address filed with court: State of New Jersey, Department of Treasury,  
 Division of Taxation, PO Box 245, Trenton, NJ 08695-0245)  
 516200324 SureRecovery PO Box 818, Jackson, NJ 08527-0818., Focus 1130 Northchase Pkwy, Marietta, GA  
 514163150 ++TOYOTA MOTOR CREDIT CORPORATION, PO BOX 8026, CEDAR RAPIDS IA 52408-8026  
 (address filed with court: Toyota Motor Credit Corporation, PO Box 8026,  
 Cedar Rapids IA 52408)  
 514016101 Toyota Motor Credit Corporation (TMCC), PO BOX 8026, Cedar Rapids, Iowa 52408-8026  
 513991082 Wells Fargo Bank, PO Box 5058, MAC: P6053-021, Portland, OR 97208-5058

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

aty +E-mail/Text: jdmarchand@comcast.net Oct 12 2016 23:15:05 Joseph Marchand, Esq.,  
 117-119 West Broad Street, PO Box 298, Bridgeton, NJ 08302-0228  
 smg E-mail/Text: usan.j.njbankr@usdoj.gov Oct 12 2016 23:14:24 U.S. Attorney, 970 Broad St.,  
 Room 502, Rodino Federal Bldg., Newark, NJ 07102-2534  
 smg +E-mail/Text: ustpregion03.ne.ecf@usdoj.gov Oct 12 2016 23:14:21 United States Trustee,  
 Office of the United States Trustee, 1085 Raymond Blvd., One Newark Center, Suite 2100,  
 Newark, NJ 07102-5235  
 516112844 +E-mail/Text: clientrep@capitalcollects.com Oct 12 2016 23:15:10 Capitol Collections,  
 PO BOX 150, West Berlin, NJ 08091-0150  
 513991078 E-mail/PDF: gecsed@recoverycorp.com Oct 12 2016 23:05:47 GE Capital, PO Box 960061,  
 Orlando, FL 32896-0061  
 514163149 +E-mail/Text: bankruptcy@td.com Oct 12 2016 23:14:26 TD Bank, NA, Operations Center,  
 PO Box 1377, Lewiston ME 04243-1377

TOTAL: 6

\*\*\*\*\* BYPASSED RECIPIENTS (undeliverable, \* duplicate) \*\*\*\*\*

516264985\* American Express Bank FSB, c/o Becket and Lee LLP, PO Box 3001, Malvern PA 19355-0701  
 513991081\* ++STATE OF NEW JERSEY, DIVISION OF TAXATION BANKRUPTCY UNIT, PO BOX 245,  
 TRENTON NJ 08646-0245  
 (address filed with court: State of New Jersey, Division of Taxation, Bankruptcy Section,  
 PO Box 245, Trenton, NJ 08695-0245)

TOTALS: 0, \* 2, ## 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

Addresses marked '++' were redirected to the recipient's preferred mailing address  
pursuant to 11 U.S.C. 342(f)/Fed.R.Bank.PR.2002(g)(4).

District/off: 0312-1

User: admin  
Form ID: pdf905

Page 2 of 2  
Total Noticed: 30

Date Rcvd: Oct 12, 2016

\*\*\*\*\* BYPASSED RECIPIENTS (continued) \*\*\*\*\*

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Oct 14, 2016

Signature: /s/Joseph Speetjens

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## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on October 11, 2016 at the address(es) listed below:

Carrie J. Boyle on behalf of Debtor James A Buck cboyle@mpadlaw.com,  
cjbecf@gmail.com;KGresh@mpadlaw.com;tegner@mpadlaw.com;htherrien@mpadlaw.com;jhughes@mpadlaw.com;  
kshaffer@marcuslaw.net  
Charles G. Wohlrab on behalf of Creditor U.S. BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE  
CERTIFICATE HOLDERS OF BANK OF AMERICA FUNDING CORPORATION 2009-FT1 TRUST, MORTGAGE PASS-THROUGH  
CERTIFICATES, SERIES 2009-FT1 cwohrlab@logs.com, njbankruptcynotifications@logs.com  
Francesca Ann Arcure on behalf of Creditor Toyota Motor Credit Corp  
nj\_ecf\_notices@buckleymadole.com  
Isabel C. Balboa on behalf of Trustee Isabel C. Balboa ecfmail@standingtrustee.com,  
summarymail@standingtrustee.com  
Isabel C. Balboa (NA) on behalf of Trustee Isabel C. Balboa ecf@standingtrustee.com  
Joseph Marchand on behalf of Trustee Joseph Marchand jdmarchand@comcast.net,  
jmarchand@comcast.net  
Joseph Marchand on behalf of Plaintiff Joseph D Marchand jdmarchand@comcast.net,  
jmarchand@comcast.net  
Joseph Marchand jdmarchand@comcast.net, jmarchand@comcast.net;jmarchand@ecf.epiqsystems.com  
Joshua I. Goldman on behalf of Creditor BANK OF AMERICA, N.A. jgoldman@kmlawgroup.com,  
bkgroup@kmlawgroup.com  
Peter A. Ragone on behalf of Creditor Banco Popular North America pragone@rnrlawgroup.com,  
info@rnrlawgroup.com  
Raymond H. Shockley, Jr. on behalf of Trustee Isabel C. Balboa ecf@standingtrustee.com  
Thomas G. Egner on behalf of Debtor James A Buck tegner@mpadlaw.com,  
kgresh@mpadlaw.com;htherrien@mpadlaw.com;jhughes@mpadlaw.com  
William Mackin on behalf of Creditor Carol Buck wmackin@shermansilverstein.com,  
ign@shermansilverstein.com

TOTAL: 13